



## **DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**montgomeryhousingpartnership, inc.**  
*Working Together to Build Strong Communities*

### **PROGRAM GUIDELINES FOR THE GRANT PROGRAM FOR LEAD-BASED PAINT TESTING IN SMALL RENTAL PROPERTIES**

1. **Eligible Properties:** Multifamily rental properties built before 1950 or with an unknown construction date with between 2 and 40 units in the target area of greater Silver Spring and the City of Takoma Park that are **registered with the Maryland Department of the Environment (MDE)**.
2. **Leveraging:** The County will reimburse all eligible testing costs up to a maximum grant of \$75 per unit. The maximum grant per property will be \$1,200.
3. **Eligible Testing Costs:** In order to be eligible for reimbursement under this program, the test must be a lead-based paint test by an **inspector accredited by MDE** according to the testing protocol necessary for the property to be certified lead-free under Maryland law. The County will reimburse testing costs even if lead paint is found as long as the test was conducted according to the proper testing protocol. Owners may also choose to test to the standards necessary to be certified lead-free under federal law, and the County will reimburse testing costs up to the maximum amounts specified. In order to be eligible for a grant, the test, by an accredited inspector, must have been or must be conducted after January 30, 2001 and no later than June 30, 2003. The cost of lead dust testing is NOT eligible for a grant under this program.
4. **Application Procedure:** The applicant must submit a completed application form with a copy of the test results and the receipt for payment. MHP will process the application and send the completed and verified application to DHCA for approval and payment.
5. **Owner's Commitment:** In exchange for the testing grant, the property owner agrees to abate any lead-based paint discovered in the testing **or** to comply with Maryland and federal law related to

lead-based paint if abatement is not practicable. Property owners may apply separately to the County's Rehabilitation Program for Small Rental Properties for a low-interest loan to finance abatement work.

6. These guidelines may be waived at the discretion of the Director of the Montgomery County Department of Housing and Community Affairs.